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Salesbury Parish Council

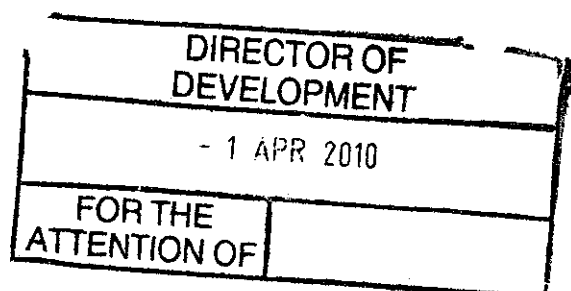
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Urgent
Planning Department
Ribbles Valley Borough Council
Church Walk
Clitheroe
Lancashire

Date: Thursday, 01 April 2010
BY FAX ONLY - 01200 41 44 87



Dear Planning Department

RE: Planning Application Number: 3/2010/0233
Adjacent to Manor House, Copster Green, Blackburn, Lancashire

We write in relation to the above planning application.

Please accept this letter as a formal objection to the above planning application.

The following reasons were given:-

- We are concerned that the area around Copster Green (and the site of the application) is becoming over developed both for the size of the locality and the immediate infrastructure that Copster Green and Salesbury has.
- Copster Green is undoubtedly a beautiful and scenic place, over development will be detrimental to this and lead to loss of character.
- The majority of access routes around Copster Green and unadopted "dirt Tracks" and accordingly we are concerned about the damage a further home will have to the access routes.
- There is currently damage being sustained to the Common land in the immediate vicinity to the proposed site, a further dwelling may only serve to increase the damage caused.
- The proposed dwelling will be extremely close in proximity to Green House Farm and Stonehouse. Indeed from the plans submitted the proposed dwelling may well be approximately 1 metre above the properties either side. We have concerns over privacy and a reduction of light in to Green House Farm and Stonehouse.
- A similar planning application was submitted in approximately June 2009. It was refused upon the basis of Policy G1, G4, Intrim SPG Housing, Policy DP7 - the proposal by virtue of its scale and location would result in an incongruous, additional building to the detriment of both residential and the visual amenity of the area. The proposal was contrary to Policy G1 of the Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety - we would ask you to consider these objections and apply the same reasoning to this new application.

Yours sincerely
Matthew S. Robinson
Clerk to Salesbury Parish Council